

## ST MARY'S ROAD, EALING



£599,950

Situated in this exceptionally desirable & most convenient of locations, Tuffin & Wren are privileged to offer for sale a large, purpose-built maisonette set over the upper floor of this substantial period building. Boasting very generous, flexible accommodation that includes 3 bedrooms and 2 large reception rooms. There is a fitted kitchen, bathroom with separate WC, as well as the many original features and period detailing that remain. The property is vacant and therefore has no onward chain, a new 125 year lease is also included, as well as the potential to expand further (subject to the usual consents of course).



# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

For more details please call us on **020 8566 3366** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

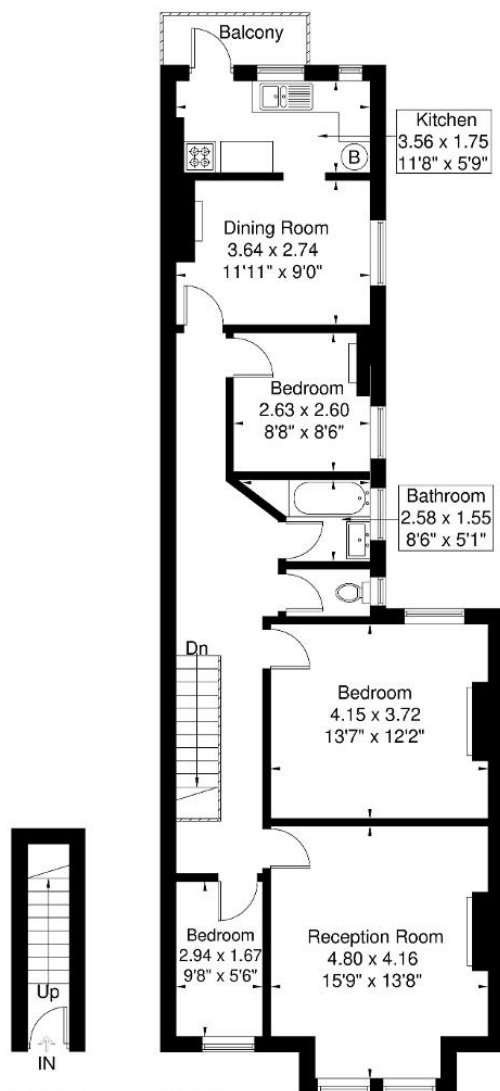
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

# TUFFIN & WREN

Independent Estate Agents

## St Mary's Road

Approximate Gross Internal Area = 89.9 sq m / 967 sq ft



**Ground Floor**  
2.9 sq m / 31 sq ft

**First Floor**  
87 sq m / 936 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.

© www.perspective.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	54 E	
21-38	F		
1-20	G		